

"The City With a Heart"



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AGENDA PLANNING COMMISSION MEETING

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August 21, 2018

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

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ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: May 15, 2018, June 5, 2018, and July 17, 2018

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 764 Santa Lucia Avenue (APN: 020-415-500)

R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 70 square-foot rear addition to a single story home that would exceed the maximum permitted lot coverage by 100 square-feet. If approved and constructed, the total living area of the home would increase to 1,013 square feet, and the gross floor area of the home would be 1,281 square feet, including the garage.

A Use Permit is required per Section 12.200.030 of the San Bruno Municipal Code. Mary Ghattas (Owner); Angelique Aylsworth (Applicant). **UP 18-001**

B. 111 San Bruno Ave. and 761 – 767 Huntington Ave. (APNs: 020-276-290, 020-293-040)

Zoning: C (General Commercial)

Transit Corridors Plan: San Bruno Avenue Character Area

Recommended Environmental Determination: An Initial Study/Environmental Checklist has been prepared for the project that indicates conformance with the Transit Corridors Plan (TCP) EIR that was previously certified by the City Council on February 12, 2013.

Request for a CEQA Conformity Determination, Specific Plan Amendment, Planned Development District, Planned Development Permit, Architectural Review Permit, and Vesting Tentative Map to allow the construction of a 5-story, 58' tall, mixed use building with 62 dwelling units, approximately 7,730 sq. ft. of ground floor commercial space, with 78 residential parking spaces, and 13 commercial parking spaces, pursuant to Section 12.96.190 and 12.38 of the San Bruno Municipal Code. Moshe Dinar, AIA (Applicant), San Bruno Development, LLC and Welch Family Partnership (Owners). **AR18-003, PD17-001, PDP18-002, SPA18-001, TM18-001.**

This item was continued from the June 19, 2018 and August 7, 2018 Planning Commission meetings.

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the September 13, 2018 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on September 18, 2018, at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.